

Minutes

OF A MEETING OF THE



Listening Learning Leading

Planning Committee

HELD ON WEDNESDAY 18 DECEMBER 2019 AT 6.00 PM

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, Kate Gregory, Lorraine Hillier, Alexandrine Kantor, Mocky Khan (substituting for Celia Wilson), George Levy, Jo Robb and Ian White

Apologies:

David Bretherton and Celia Wilson tendered apologies.

Officers:

Paul Bateman, David Bell, Victoria Clarke, Paula Fox, Emily Hamerton, Marc Pullen, Davina Sarac and Tom Wyatt.

Also present:

Anne-Marie Simpson

128 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

129 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 27 November 2019 as a correct record and agree that the Chairman sign these as such.

130 Declarations of interest

Ian White declared an interest in respect of item 13, application P19/S3202/HH, 50 High Street, Chinnor OX39 4DH, as he was friends with the owner and would therefore be stepping down from the committee for this item.

131 Urgent business

There was no urgent business.

132 Proposals for site visits

There were no proposals for site visits.

133 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

134 P19/S2148/FUL - Land to north of Basset Shaw, Uxmore Road, Stoke Row, RG8 0TD

Kate Gregory arrived partway through this item and took no part in the discussion or decision on the application.

Lorraine Hillier and Jo Robb, the local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P19/S2148/FUL for the erection of a detached two-storey dwelling house and an open-sided triple car port with associated turning and manoeuvring space and external amenity space (as amended by plans received 2019-07-17) on land to north of Basset Shaw, Uxmore Road, Stoke Row, RG8 0TD.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer reported that there had been no objections received from the public in respect of site-specific matters on this application, such as trees, ecology and highways. The committee considered that the development's large windows could be the source of much light spillage into the dark skies of the Chilterns Area of Outstanding Natural Beauty (AONB) and could disturb nocturnal wildlife. The requested that safeguards should be applied against this light disturbance, and requested an additional condition to cover this.

Adrian Gould, the agent, spoke in support of the application.

Lorraine Hillier and Jo Robb, the local ward councillors, spoke objecting to the application.

A motion moved and seconded, to grant planning permission, subject to an additional condition on light spillage, was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S2148/FUL subject to the following conditions:

1. Commence development within three years - Full Planning Permission.
2. Development to be implemented in accordance with approved plans
3. A full schedule of all proposed external materials to be submitted and approved.

4. Wildlife mitigation in accordance with preliminary ecological appraisal.
5. Landscaping to be implemented in accordance with landscaping proposals plan.
6. Tree protection measures as identified by arboricultural method statement to be implemented prior to commencement.
7. Any south facing or north facing first floor windows to be obscure glazed.
8. Additional condition on 'light spillage'.

135 P19/S1634/FUL - 22 Oakley Lane, Chinnor, OX9 3SE

Ian White, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S1634/FUL for the erection of a single storey 2-bedroom dwelling (revised access and parking layout and vehicle tracking details as shown on amended plans received 9th August 2019) at 22 Oakley Lane, Chinnor, OX9 3SE.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

Councillor Gordon Archer, a representative of Chinnor Parish Council, spoke objecting to the application.

Peter Emmett, the agent, spoke in support of the application.

Ian White, a local ward councillor, spoke objecting to the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S1634/FUL subject to the following conditions:

1. Commencement of development within three years - full planning Permission.
2. Development to be carried out in accordance with the approved plans.
3. No change in levels.
4. Schedule of Materials to be submitted and agreed prior to foundation level.
5. Withdrawal of Permitted Development rights for extensions, roof extensions and outbuildings.
6. New vehicular access implementation and retention as on plan.
7. Vision splay protection implementation and retention as on plan.
8. Parking and manoeuvring areas implementation and retention as on plan.
9. Landscaping (planting, hard surfacing and boundary treatment) to be submitted and agreed prior to foundation level.
10. Highways Informatives.

136 P19/S2241/FUL - Anstey Wood Lane, Gallowtree Common, RG4 9BG

Peter Dragonetti, the local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S2241/FUL for the conversion of existing outbuilding including the demolition of the existing timber frame extension to be replaced with a traditionally constructed extension over the same footprint to create a two-bed annex. Formalisation of SUDS roadway and lowering of existing front wall (as amended by plans received 26 July 2019 and 6 September 2019 removing boundary treatment between the dwelling and annex and showing foul drainage) at Anstey Wood Lane, Gallowtree Common, RG4 9BG.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer reported that Kidmore End Parish Council had withdrawn their objection to the application. This had occurred after the publication and despatch of the agenda. No reason had been given for the withdrawal.

It was also reported that the proposed conditions removed permitted development rights on fencing around the property to preserve the character of the site.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S2241/FUL subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with the approved plans.
3. Development to be completed in materials as on plan
4. Parking and manoeuvring areas to be provided and retained
5. Tree protection / replace trees if removal required (details required)
6. Surface water drainage works (details required)
7. Foul drainage works (details required)
8. Withdrawal of permitted development rights (Part 2 Class A) - no walls, fences without planning permission

Informatives:

1. Annex occupation and use to be ancillary to the dwelling "Anstey".
2. Bat (detailed informative).
3. Wild birds.

137 P18/S2811/FUL - Chislehurst, Hethercroft, South Moreton

The committee considered application P18/S2811/FUL for the demolition of existing extension and ancillary buildings and the erection of an additional new dwelling, with associated works. As clarified by revised flooding information submitted on 20.01.2019 and as amended by drawing numbers 746-LO2A, P01A and P12A accompanying agent's

email dated 14 February 2019 (revising the siting of the dwelling). As further clarified by flood note accompanying agent's email dated 5 March 2019, at Chislehurst, Hethercroft, South Moreton.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The Officer had several updates. Firstly, in addition to the representations made by neighbours which were detailed at paragraph 3.3 in the report, the planning officer reported that three additional letters of support had been received and one of objection.

Also, since the publication of the report, works had been carried out to the access track from the main road to the site by the owners (not the applicants). The Planning Officer had requested that Oxfordshire County Council Highways provided updated comments on this. Following a site visit made by Oxfordshire County Council, they confirmed that the works to the access would not result in them changing their view on the application and they did not raise an objection or recommend any conditions.

The Planning Officer also suggested that a landscaping condition was proposed, covering the boundary treatment and hardstanding. Additionally, to protect the flood zone and nearby neighbours' amenity, a condition was proposed to restrict permitted development rights to extend the house, install additional windows, make roof alterations and add outbuildings.

It was noted that three members of the committee had attended a site visit in respect of this application. David Bell, a senior drainage engineer from the council, was present to answer any questions relating to drainage and flood risk.

The planning officer reported that a new dwelling, on balance, was acceptable and not harmful to the Area of Outstanding Natural Beauty (AONB), as in principle it constituted infill and was surrounded by other dwellings. Also, the Environment Agency had objected to the application on the grounds of flood risk, but the senior drainage officer had proposed measures, contained in the recommendations, to ensure that the dwelling would remain viable and at minimal flood risk.

Richard Macdonald, a local resident, spoke objecting to the application.

Penny Mitchell, a local resident, spoke objecting to the application.

Andrew Bateson, the agent, spoke in support of the application.

Anne-Marie Simpson, a local ward councillor, spoke in support of the application.

A motion moved and seconded, to grant planning permission, subject to the additional conditions relating to the boundary treatment, flood resilience, and permitted development rights, was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P18/S2811/FUL subject to the following conditions:

1. Commencement three years.
2. Sample materials.

3. Landscaping condition to include hardstanding and boundary details
4. Remove permitted development rights
5. Drainage – surface and foul water details to be submitted.
6. Flood water calculations and storage details.
7. Flood phasing plan showing compensatory flood water storage.
8. Maintenance strategy explaining how the flood water storage area will remain clear and operational.
9. Flood resilience measures to be included in the design.
10. Tree protection.
11. Additional condition; restrict permitted development rights on extensions, additional windows, roof alterations and outbuildings.

Informative

1. Bat protection – precautionary.

138 P19/S2513/FUL - 25 Croft Way, Woodcote, RG8 0RS

Lorraine Hillier and Jo Robb, the local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P19/S2513/FUL for the proposed demolition of detached brick garage and construction of a new three bedrooomed bungalow with a double pitched roof to the rear of 25 Croft Way (as amended by plans 2019-10-16 to reduce size of dwelling, re-orientate the boundary between site and no.25 Croft Way and to clarify vehicle swept paths for servicing/emergency vehicles) at 25 Croft Way, Woodcote, RG8 0RS.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer reported that an additional condition was proposed relating to ground levels prior to the commencement of the development, in view of the excavation which would be required.

Councillor Malcolm Smith, Vice Chairman of Woodcote Parish Council, spoke objecting to the application.

Hattie Vail of SLR Consulting and on behalf of the applicant, spoke in support of the application.

Lorraine Hillier and Jo Robb, the local ward councillors, spoke objecting to the application.

Contrary to the officers' recommendation for approval, there was concern regarding the close proximity and restricted width of the proposed access, and the resulting cramped and unneighbourly backland form of development, to the detriment of the amenity of some neighbours in Croft Way. Additionally, the application was contrary to relevant South Oxfordshire Local Plan 2011 and Woodcote Neighbourhood Plan 2014 policies. A motion moved and seconded, to refuse planning permission was declared carried on being put to the vote;

RESOLVED; to refuse planning permission for application P19/S2513/FUL owing to the following;

1. By reason of the close proximity and restricted width of the proposed access, the proposed development would result in a cramped and unneighbourly backland form of development, to the detriment of the amenity of numbers 25 and 27 Croft Way. As such, the proposed development is contrary to saved Policies H4 and EP2 of the South Oxfordshire Local Plan 2011 and Policy H10 of the Woodcote Neighbourhood Plan 2014.

139 P19/S3202/HH - 50 High Street, Chinnor, OX39 4DH

Ian White, a local ward councillor, stood down from the committee for consideration of this item. He had also declared an interest in this application and left the room during the debate and vote.

The committee considered application P19/S3202/HH for alterations to roof of existing rear extension; single-storey extensions to rear and flank of existing rear extension; associated works to retain raised garden areas (variations following the grant of Permission P18/S3149) at 50 High Street Chinnor, OX39 4DH.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S3202/HH subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with approved plans.
3. Tree protection details to be agreed prior to commencement of development
4. Materials to be as specified on application drawings and forms.

The meeting closed at 8.20 pm

Chairman

Date

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